



Village of Hanover Park Administration

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VILLAGE OF HANOVER PARK DEVELOPMENT COMMISSION – REGULAR MEETING

Village Hall, Room 214
Hanover Park IL

Thursday, January 8, 2026
7:00 pm

MINUTES

1. CALL TO ORDER: ROLL CALL

Vice Chair Watkins called the meeting to order at 7:02 pm

PRESENT: Commissioners: Ray Alvarez, Chris Bjorkman, Tom Clark, Tom Fortney, Theresa Palazzo, Vice Chair Watkins

ABSENT: Commissioners: Chair Serauskas

ALSO PRESENT: Director Govind, Planner Schwartz, Associate Planner Subovitz, Sr. Admin Sjodin, Stephen Capela, Trustee Albuck

2. PLEDGE OF ALLEGIANCE: Recital of the Pledge of Allegiance.

3. ACCEPTANCE OF AGENDA

Motion by Commissioner Alvarez and second by Commissioner Clark to accept the Agenda.

Voice Vote: All Ayes.

Motion passes.

4. PRESENTATIONS/REPORTS: none

5. APPROVAL OF MINUTES:

Motion by Commissioner Alvarez, seconded by Commissioner Clark to approve the Minutes of November 13, 2025.

Voice Vote: All Ayes.

Motion passes.

6. TOWN HALL SESSION: none

7. NEW BUSINESS:

7-a. Public Hearing to consider amendments to Sec. 110-6.6.1 & 2 of the Village of Hanover Park Zoning Code to permit some Level 3 EV Charging Stations to be permitted Accessory Uses.

Commissioner Alvarez made a motion to open the Public Hearing, seconded by Commissioner Clark.

Roll Call Vote: All Ayes

Motion carried.

Associate Planner Subovitz reviewed the Development Commission's feedback from the November 25, 2025 meeting regarding Level 3 chargers:

The Commission did *not* support setting a maximum parking percentage to delineate when a Special Use permit is required

The Commission did support permitting EV chargers "by right" if a parking lot exceeds the number of spaces required by the Code.

The Commission did support establishing a maximum number of vehicles served as the metric for determining when a Special Use Permit would be required.

Assoc. Planner Subovitz noted the current Code regarding Accessory Uses and Structures states that ALL Level 3 EV charging stations, regardless of size, scale, or scope must go through the Public Hearing process for approval.

Staff is proposing allowing Level 3 EV chargers "by-right" in two circumstances:

1. *If an installation serves 4 or fewer vehicles (commonly requiring two charging boxes total); or*
2. *If an installation is for parking spaces above Code minimum requirements.*

Staff is also noting that this will trigger Site Plan and Landscaping Plan review.

Assoc. Planner Subovitz commented that this is in conformance with the Comprehensive Plan and with the Findings of Fact. Staff recommends that the Development Commission adopt the Findings of Fact and recommend approval of the proposed Text Amendment, as drafted in the Staff Memo and presentation.

QUESTIONS FROM COMMISSIONERS

Commissioner Clark asked that if Irving Park Road were for some reason to become overfilled with chargers, could changes could be made in the Village Code.

Director Govind commented if the Village begins to receive numerous requests that do not align with the Village's vision, staff would bring the issue back to the Commission.

There were no further questions from the Commission.

Motion by Commissioner Clark, seconded by Commissioner Alvarez, to adopt the Draft Findings of Fact and recommend approval of an amendment to the Accessory Uses & Structures of the Code as follows:

Sec. 110-6.6 – Accessory uses and structures.

6.6.2. Allowable accessory uses and structures in nonresidential districts.

w. Level 3 electric vehicle charging stations, as accessory special uses. Installations meeting any of the following criteria shall not require special use approval but shall be subject to site plan and landscaping plan review:

1. Installations serving four or fewer vehicles; or
2. Installations for parking spaces in surplus of Code minimum requirements.

Roll Call Vote: All Ayes

Motion by Commissioner Alvarez, seconded by Commissioner Clark, to adopt the Draft Findings of Fact and recommend approval of the amendment to Sec. 110-6.6 of the Zoning Ordinance with the two above amendments.

Roll Call Vote: All Ayes

Motion passed.

7-b. Public Hearing to consider amendments to the Village of Hanover Park Zoning Code, including: 1) Sec. 110-9.8.2.a. Minimum Primary Frontage Coverage, to clarify that driveways approved through a Minor Design Exception are exempted from primary frontage calculations; and Sec. 110-9.5.10., Balconies, to allow balconies with less than 50% of the perimeter abutting an exterior wall, separate columns or posts, and greater than 30% façade coverage.

Planner Schwartz commented tonight's Public Hearing consists of two topics; frontage requirements, and balcony requirements. He gave background on past Development Commission meetings:

On August 14, 2025, the Development Commission discussed:

- Reducing the requirement that balconies must be enclosed at least 50%;
- Increasing the maximum balcony façade coverage from 30% of a façade;
- Excluding the 20' required driveway from the 80% façade coverage requirement along Primary Facades when a Minor Design Exception is granted to permit a driveway along a Primary Street; and
- Evaluating additional materials to be considered as 'major façade materials';

On September 11, 2025, the Commission further discussed several options for potential code revisions. Following a discussion on balconies, the Commission provided direction on the elements to be considered for potential text amendments, including the following:

- Commissioners indicated support for permitting unenclosed balconies with columns if the structures are architecturally integrated into the building. The commission was supportive of including minimum column sizes.
- Commissioners supported increasing current 30% maximum balcony coverage requirement on street facing facades, seeing balconies an amenity.

Additionally, following discussion on building frontage requirements when a Minor Exception is approved for a driveway off a Primary Street, the Commission supported excluding the approved driveway from frontage coverage calculations.

Staff recommendation is now:

1. Balconies must be at least 50% enclosed OR structural columns to be provided
2. Permitting columns if:
 - a. At least 12" cross-sectional width (not limited to square only)
 - b. Architecturally incorporated –
3. Permitting balconies to cover 50% of a street facade

Planner Schwartz showed photo examples of "integrated design" which would prevent "tack on" balconies, and an example of balconies that are not 50% enclosed but that do

have columns. He provided examples of “integration vs enclosure,” façade coverage, and an example of balconies with 49% and with more than 30% façade coverage.

Director Govind commented that columns could possibly be L-shaped with 12” sides being seen from the street, but not a complete square block.

Commissioner Bjorkman commented that what can be seen from the street is what really matters in his opinion.

Commissioner Fortney commented he would not approve an L-shape since while driving from the street the “empty” inside of the L-shape could be seen and it would not be aesthetically appealing.

Planner Schwartz said we could strike out a specific size requirement for the sides.

Commissioner Clark stated we could say the sum total of the L-shape needs to be a certain number of inches that we determine.

Vice Chair Watkins felt that integration was the most important factor; and that we should not get too specific on details.

Director Govind said using verbiage such as “architecturally integrated” would be easiest and would just mean it is at staff’s discretion, and staff could determine if the materials, colors, dimension, caps etc. are considered architecturally integrated with the rest of the design. Staff did this with the 2170 townhomes proposal and the developer came back with an even nicer design than the original proposed.

Planner Schwartz summarized saying the new verbiage for Sect. 110-9.5.10 Balconies will be:

“Balcony support structures, including separate columns or posts are permitted if they are architecturally integrated into the design of the building façade.”

Director Govind stated the verbiage will be discussed with Chief of Inspectional Services Stephen Capela to ensure it meets all building code requirements before being presented to the Board.

Planner Schwartz then reviewed the additional existing requirements that apply to balconies and facades:

- 15% façade transparency when there are no store fronts
- Building façade variety: 90 ft segments max
- Windows must be recessed and vertically oriented
- Façade material requirements
- Requirements for mechanical equipment

He then showed examples of how several buildings do not meet Code.

Staff Recommendation is:

1. Balconies must be at least 50% enclosed or structural columns provided
2. Permitting columns if they are architecturally integrated
3. Permitting balconies to cover up to 50% of a street facade

Planner Schwartz then moved on to the topic of driveways. In simple terms, 80% of the lot coverage has to be the building (max 125ft), the remaining 20% is for everything else - driveway, setback, landscaping (max 31ft).

This allows for about 10 ft for the setback, and 21 ft for the driveway and landscaping. Since the typical driveway is 20 ft wide, that would leave no more than 1 ft for landscaping. This is also assuming the lot is exactly the correct width. To make the math work the lot has to be between 150 to 156.25' wide; any other size and the math will not work. The solution would be to exclude driveways from frontage calculations and approve via a Minor Design Exception.

Staff recommendation is to approve the alternate Findings of Fact as amended and recommend approval: *When a Minor Design Exception to 110-9.3.4.f.5 Driveways Off Primary Streets is granted, the width of the approved driveway shall not be included in the length of the frontage for frontage coverage calculations.*

Commissioner Alvarez moved to adopt the Alternate Findings of Fact, seconded by Commissioner Clark.

Voice Vote: All Ayes

Motion passed.

Commissioner Alvarez made a motion to close the Public Hearing, seconded by Commissioner Clark.

Voice Vote: All Ayes

Motion carried.

8. Director Govind gave a few Village updates:

- Expecting a submittal for the John Park townhomes; they still need to go to the Final Plat
- The 2170 Devon townhomes may add 3 more units; but no formal application yet
- South Commuter lot developer backed out, so we will reach out to other developers
- There are 2 other small Devon Avenue "by right" projects – in discussion phase now
- There is a proposal for a smaller multifamily building by the park on Devon
- Staff has been given a draft of the new Comp Plan. Currently working on the financial analysis
- Our third annual Restaurant Week will be March 20-30th so plan to visit some of our restaurants to help support them. The new Greek restaurant on Arlington Drive is already suffering due to a lack of customers.
- In 2025 we had 25 new businesses; 12 were restaurants
- Vacancy rate is down for retail and commercial

9. ADJOURNMENT

Motion by Commissioner Alvarez and seconded by Commissioner Clark to adjourn the meeting.

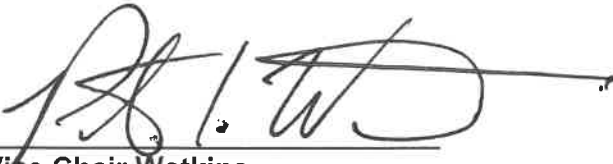
Voice Roll Call Vote: All Ayes.

Motion carried: Meeting adjourned at 8:08 pm

Transcribed by:



Kathy Sjoedin
Sr. Admin. Assistant
January 8, 2026



Vice Chair Watkins

